

Page
HH

LEGAL COUNSEL—Mr. Lucien H. Tribus
Katharine E. Gladfelter
Naming the Streets at Haines

January 3, 1957

Miss Goddard relayed the subject of your recent telephone call about naming the streets at Haines, and I do hope that you will not be disappointed if I suggest that the names of staff members not be used.

It has not been customary to use the names of current staff on the field and it seems to me that the principle is, on the whole, a good one.

KEG:md

Dictated by Miss Gladfelter
but signed in her absence

123
INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Miss Gladfelter
FROM Miss Goddard
RE: Mr. Tribus' telephone call

DATE December 26, 1956
(dictated 12-20-56)

What Mr. Tribus wanted was to talk with you about the naming of some of the streets which are to be laid out in the new development at Haines. He has some suggestions which he would like to talk over with you.

I told him you would be out today and tomorrow but that he might be able to see you after Christmas and suggested that he phone you.

[Handwritten signature]

FMG:cmh

157
Haines Athletic Association Inc.
Box 44
Haines, Alaska
C. L. Lyons Manager Director

MAR 11 1957

March 6, 1957

Miss Katharine E. Gladfelter
Secretary, Educational and Medical Work
Board of National Missions
156 Fifth Avenue
New York 10, New York

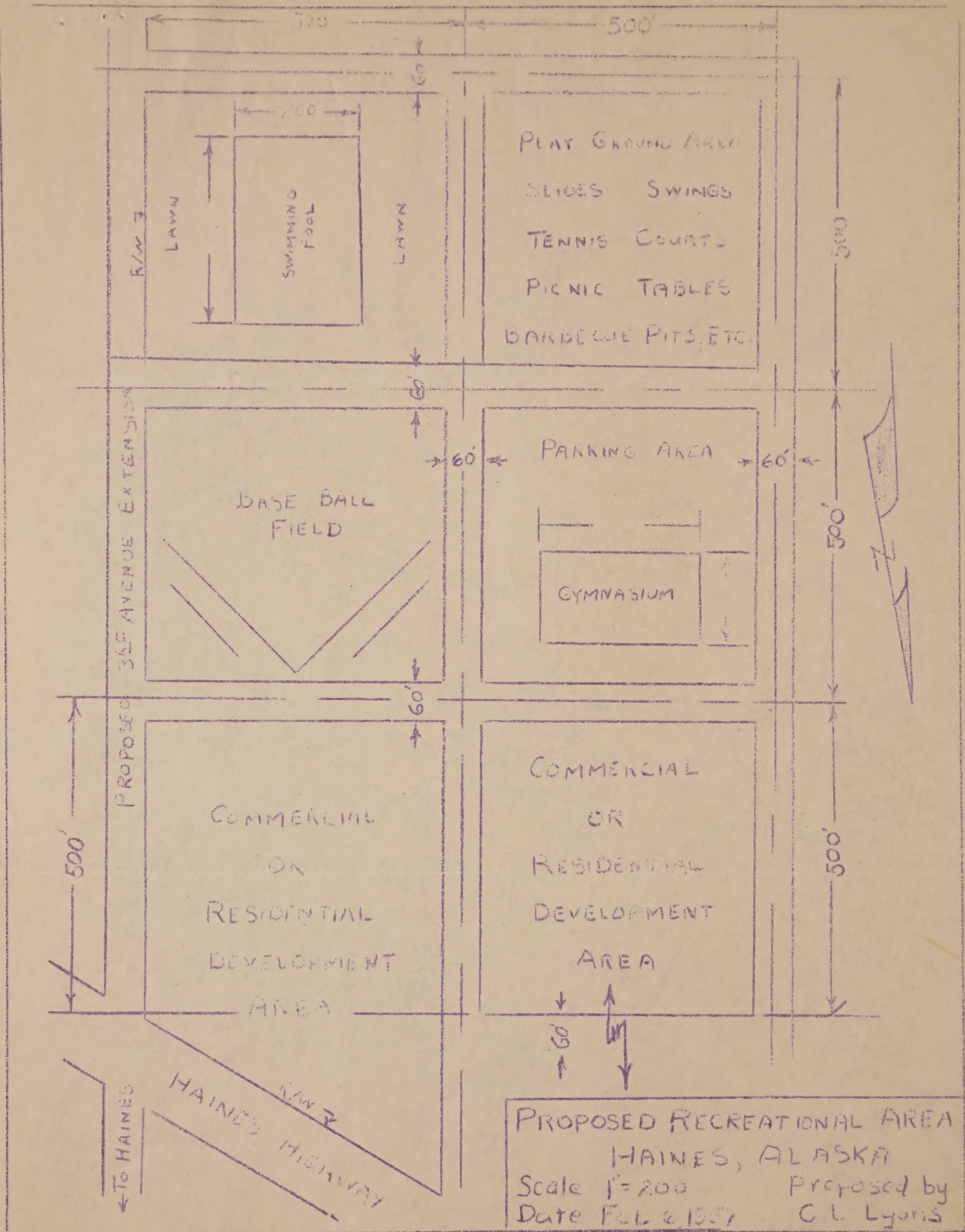
Dear Miss Gladfelter:

We, the Haines Athletic Assoc., would like to obtain the land as shown in the accompanying ground plot. This land would be used for the public in perpetuity. The Haines area is growing both in population and commercial developments, and in the near future it is a likely happening that there will be no area left for public recreation. The Athletic Assoc. is a non profit organization and wishes only to provide for the future. Alaska Public Works has said that there are ways & means to help in constructing such a center. The city of Haines has quite a bit of equipment, also the U. S. Government Haines to Fairbanks pipe line would provide aid in construction, as such a project is a help to their personnel in providing recreation. We, the association would like to obtain the land either on a long term lease or a lease with the option to buy at a nominal cost. As I have stated this project is a needed one for this area. I have talked with the business people of Haines, different services organizations and have been told that the project would have their backing and support 100 %. At present the only area for recreation is over a mile from town and on private property which cannot be acquired, and we do not feel like improving such property with no idea of how long we may use it.

This project may seem a **large** one to you, but with the equipment available and the area behind it with A. P. W. it is not a losing proposition, as it insures the future children and adults an area for sports and recreation for years to come. We are submitting these tentative plans and ideas for your consideration and hope for a favorable answer. Also bearing in mind that in the near future the ground adjoining this area will be developed, our project, would be a great help toward improving the area.

Respectfully,

Clarence L. Lyons
Director, Haines
Athletic Asso., Inc.



4/2

March 11, 1957

Mr. Clarence L. Lyons, Director
Haines Athletic Association, Inc.
Box 44
Haines, Alaska

My dear Mr. Lyons:

We have received your letter of March 6 and are interested in knowing of the planning of the Haines Athletic Association for a public recreational area.

As we have studied the sketch which you sent, we find it difficult to visualize the location with respect to the town, the public school, Haines House, and the rest of our property. We suggest, therefore, that you send us a rough sketch of the area as a whole with the tract in which the Athletic Association is interested marked off.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

KEG:tc

W

THE HAINES ATHLETIC ASSOCIATION INC.

Box 44

Haines, Alaska

March 18, 1957

Miss Katharine Gladfelter
Educational and Medical Work
Board of National Missions
156 Fifth Avenue
New York 10, New York

Dear Miss Gladfelter:

The Association received your letter of March 6 and I am forwarding a plot of the Board of Missions, and Haines School District property. Attached is the copy of the plot of ground planned for a recreation area. This copy is posted in the position it should be, and the only difference is the scale of inches. We hope this is what you wanted and that it meets your approval. We remain,

Respectfully,

THE HAINES ATHLETIC ASSOCIATION, INC.

Clarence L. Lyons
Clarence L. Lyons, Director

RECEIVED

MAR 21 1957

PROPERTY OFFICE

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

MAR 26 1957

TO PROPERTY DEPARTMENT—Mr. Glen V. Carson
FROM Lillian A. Windham
RE: Planning of the Haines Athletic Association
for a Public Recreational Area

DATE March 22, 1957

Attached is the correspondence between our Department and Mr. Clarence L. Lyons, Director of the Haines Athletic Association in which he has inquired about obtaining a plot of ground for use for public recreation. Will you please look over the correspondence and return it together with your comments?

LAW:md
Att.

L. A. N.

RECEIVED

MAR 21 1957

PROPERTY OFFICE

195
PROPERTY DEPARTMENT—Mr. Glen V. Carson
Lillian A. Windham
Planning of the Haines Athletic Association
for a Public Recreational Area

March 22, 1957

Attached is the correspondence between our Department and Mr. Clarence L. Lyons, Director of the Haines Athletic Association in which he has inquired about obtaining a plot of ground for use for public recreation. Will you please look over the correspondence and return it together with your comments?

LAW:md
Att.

SW

March 29, 1957

Mr. Clarence L. Lyons
Director, The Haines Athletic Association, Inc.
Box 44
Haines, Alaska

My dear Mr. Lyons:

In Miss Gladfelter's absence from the office on a Western Field trip, your letter of March 18 has come to my desk.

We are very glad to have the additional information which you have provided, and will call this to Miss Gladfelter's attention upon her return to the office.

Very sincerely yours,

Lillian A. Windham
Assistant Secretary, Department
of Educational and Medical Work

LAW:md
Dictated by Miss Windham
but signed in her absence

cc: Mr. Frank

Mr. Allan H. Frank

March 28, 1957

Lillian A. Windham

Haines House

Request of the Haines
Athletic Association, Inc.

This is just a note, in Miss Gladfelter's absence, to thank you for your letter of March 20 reporting on the telephone calls you have received from Mr. Lyons in regard to the request of the Haines Athletic Association for land for a recreation center. The only letters which have come to our Department from Mr. Lyons are his letter of March 6 and the more recent one in which he answered Miss Gladfelter's reply.

Since all departments make a practice of acknowledging letters it would look as though his earlier letter had been lost in the mail, but we feel confident that you explained this to him, and are glad that you brought this to our attention since, as you have pointed out, it is very important in the interest of good public relations for people to receive replies to all letters sent.

LAW:md

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

MAR 25 1957

TO: Miss Katharine E. Gladfelter

DATE: March 20, 1957

FROM: Allan H. Frank

STATION: Haines House

SUBJECT: Request of the Haines Athletic
Association, Inc.

Mr. Clarence L. Lyons, who is the director of the Haines Athletic Association, Inc., has called here on two occasions regarding a request that the Association has made for land for a recreation center. He left with me a copy of the letter that he wrote you on March 6. In the course of the conversation he mentioned the fact that he had written the Board of National Missions earlier but had received no reply. I told him that I had nothing to do with the land affairs, but I did think that the Board would acknowledge his letter even if they weren't in a position to do anything at the present time. I do hope that whatever department is responsible for acknowledging such a letter will do so since it does help the public relations on this end.

AH F

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

MAR 26 1957

TO Miss Gladfelter
FROM Glen Carson
RE: Haines Athletic Asso. - Haines Land Request

DATE March 26, 1957

The correspondence and maps of the Haines Athletic Assoc. have come to me with a request for comment.

The Association should be commended for their foresight in conceiving the idea and acting upon it. I believe their intent and purpose are in line with our own. However, I have lived in a small town and I have visited Haines. I suggest you consider the following observations.

1. The land diagrammed totals approximately 38 acres counting necessary access streets. If the area designated for commercial or residential development is not included in the request, the area would be approx. 26 acres.
2. Haines could double its population several times and would still be a small town. Small towns as such deserve no criticism but I believe that because of their size, they invariably inherit certain conditions. Their ambitions are not stable and their organizations are not permanent. A fireball leader filled with foresight and ambition may conceive a program and lead it until his interest fades or his support dies: or he moves away, or a personal quarrel develops.. Then the whole thing is left dangling. These cycles are invariably repeated. My prediction based on personal observation is that this would happen in Haines. What would then be the disposition of the program and the property? Even if title and control were passed to the city government, the operation and management would be of highly questionable quality and duration.
3. Furthermore, there are not now sufficient financial resources to warrant a supposition that the proposed program would even get beyond the dream stage. This condition could change radically in the next twenty years. Even so, the cost of improvement alone exclusive of operational cost would be near \$500,000.00. That in addition to the other absolutely necessary expenses of growth would severely drain the resources of even a growing community.
4. The Planning done so far is necessarily limited and without detail, but in its conception it is overly ambitious in space requirements and in size and type of improvements. This condition can be remedied by more careful study.
5. The legal department has given this particular area a great deal of study and has become acquainted with the people. They have also made certain commitments to the local government. I suggest that their views be checked against those I have expressed.

Glen V. Carson

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Miss Katharine E. Gladfelter
FROM Mr. Lucien H. Tribus
RE: Haines, Alaska
(Request from Haines Athletic Assn. for parcel
of land for Public Recreational Area)

DATE April 10, 1957

I have your memorandum of April 5, 1957 with reference to the above and also Mr. Carson's well written opinion. My own personal judgment, however, is that we have given the City of Haines enough land and that we should not now consider the deeding of any more of our property in Haines until we see where our present development program is going.

This request also is one which the Real Estate Committee should consider.


Lucien H. Tribus
Legal Counsel

LHT:D

4.11
LEGAL COUNSEL—Mr. Lucien Tribus
Katharine E. Gladfelter
Haines Athletic Association—Request for
Rental of a portion of Haines House Property
For use as a Public Recreational Area

April 5, 1957

ND
This is to share with you recent correspondence relative to a request from the Haines Athletic Association for the rental or deeding of a sizable portion of the Haines House property for use as a public recreational area.

The initial proposal is contained in the copy of the letter of March 6, 1957 from Mr. Lyons, the Director of the Association. You will probably be able to identify the area marked in the sketch he enclosed as lying between the Haines Highway and Port Chilkoot. In other words, this is part of the area which we have had in mind as a valuable site for residences.

Since we were not entirely clear about location from this initial sketch, we wrote Mr. Lyons and confirmed our thinking about it. When his reply was received you were out of the office, and so Miss Windham referred the correspondence to Mr. Carson for his judgment in connection with general layout in relation to the Haines House property. I am now attaching a copy of Mr. Carson's reply.

My personal judgment is that Mr. Carson's points are well taken, and that we should not consider deeding this potentially valuable piece of property to the town. We might be willing to consider setting aside a much smaller tract for a community park, but I see no reason why, when we have given so much to the town already, we should make a donation which could prove to be of considerable value.

What do you think?

KEG:md
Atts.

149
H. 10
N
Re: Request from Haines Athletic
Assoc for Parcel of Land

April 11, 1957

Mr. Clarence Lyons
Director, Haines Athletic Association
Haines, Alaska

My dear Mr. Lyons:

On my return to the office I have studied carefully your communications which were received during my absence, and have shared them with the two members of the Treasury staff of the Board who, with our Department, carry the responsibility for the properties owned by the Board of National Missions.

We all feel that the Haines Athletic Association, of which you are the Director, is doing some very wise and imaginative planning for the future. On the other hand, in view of the substantial donations of property, all without cost to the city, which the Board has made in past years, we do not feel that additional donations can be made for the purpose of public recreation. We also do not feel that we could consider a long-term lease as the land in question is well located, and it could be highly desirable if Haines develops to use it for other purposes.

This reply will probably be a disappointment, but we are sure that you recognize that the Board has already made substantial contributions to the development of the town, and that these influence our present thinking.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

KMG:nd

cc: Mr. Lucien Tribus
Mr. Allan Frank

Juneau, Alaska

April 22, 1957

C
O
P
Y

Mr. William Muncaster
Haines, Alaska

Dear Bill:

I have been talking with Frank Metcalf, Highway Engineer, with respect to the proposed extension of Third Avenue to connect with the Cannery Road near the top of the hill at a point behind the Port Chilkoot buildings.

Mr. Metcalf has advised me that under delegation from the Board of Road Commissioners he is empowered to authorize survey of such connection, and that he will formally authorize your surveying it as a basis for estimating costs and putting the proposed job before the Board for its consideration for allotment of funds. The Board will meet again in July and, accordingly, it would be desirable to have survey and cost figures in Mr. Metcalf's possession at that time if your schedule permits.

This project, as you will recall, is one which many residents of the area sought, by petition, to interest the then A.R. C. in a year or two ago. That petition is now in Mr. Metcalf's office.

I should appreciate your confirming this authorization with Mr. Metcalf, whose title has recently been changed from Highway Engineer to Commissioner of Roads.

Cordially yours,

Burke Riley

cc: Frank Metcalf
L. H. Tribus
C. W. Heinmiller
J. W. Thompson

Mr. Gustafson

May 1, 1957

Mr. Gustafson, Alaska

Mr. Felix J. Turner
First National Bank of Alaska
Anchorage, Alaska

Dear Mr. Turner:

We will recall that when Mr. Thom. H. Carr and I visited you in Juneau, we advised you that we would be interested in reviewing your services to establish the title at Juneau as soon as Mr. Underhill had completed his survey. I have written, requesting Mr. Underhill to mail you a copy of the survey, and am now asking that you advise me as to the cost of your appraisal after you have checked the survey. I will have to have at least the approximate cost in order to obtain the necessary authority to request that you proceed with the appraisal.

The purpose of the appraisal is to place the title on the market for sale. The appraisal will be used as a guide in determining initial selling prices. All of the figures are to be confidential to the Board and to our local attorney, Mr. Bruce Wiley.

I expect to be in Alaska either shortly after the 15th of June or during the early part of August. Most probably it will be June. I trust that you will be there the latter part of June so that I can confer with you.

With kind regards, I am

Sincerely yours,

Charles E. Yarnes
Legal Counsel

cc:

Mr. H. E. Thompson
Mr. Robert Thompson
Mr. Bruce Wiley
Mr. Thom. H. Carr
Miss Catherine E. Thompson

*5/1/57
F.W.T.*

Mr. L. S. Tribus
Katharine E. Gladfelter
Proposed Trip to Alaska

May 3, 1957

I note in the copy of your letter of May 1 to Mr. Toner that you expect to be in Alaska shortly after June 15 or during the early part of August.

The August reference makes me think that you might like to know that I expect to be in Alaska during August and in Haines around the middle of that month.

Since we hope to have a successor to Mr. Frank on the field by August that month, rather than June, would seem the desirable time for your visit. Actually Mr. Frank leaves the field June 9 and a temporary person may have to hold the fort for a few weeks.

Katharine E. Gladfelter

KEG:tc

105
H
Mr. Lucien Tribus
Lillian A. Windham
Haines House Property

May 13, 1957

Attached is a letter from Gene E. Sneed expressing interest in the purchase of a small tract of Haines House property. We are not acknowledging his letter, but would appreciate it if you would write him that a record will be made of his interest in this property, and that we will be glad to consider his interest in it when a definite decision has been reached about selling some of our land.

I presume that this is one of the matters on which you will be working while in Alaska this summer.

LAW:md
Att.

Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N. Y.

May 14, 1957

Re: Haines, Alaska

Mr. Felix J. Toner, Consulting Engineer
Box 2534
Juneau, Alaska

Dear Mr. Toner:

Thank you for your letter of May 11, 1957. Upon receipt of same I consulted with Mr. Thomas R. Cox, a member of the Board of National Missions and Chairman of the Real Estate Committee, who you will recall was with me when we first talked with you regarding an appraisal of our property at Haines. Mr. Cox has authorized me to order an appraisal from you at a cost not to exceed the sum of \$600. We wish to have the lots as surveyed by Mr. W. Muncaster individually priced, also the six acres which the Presbyterian church would like to reserve. The appraisal is to indicate your idea of current market value.

Your determinations are to be kept completely confidential with the exception of Mr. Burke Riley, our attorney at Haines, and Mr. Muncaster, both of whom are receiving copies of this letter.

I am definitely not going to Alaska in June but do plan to arrive on the 14th of August at Juneau. I will look forward to seeing you at that time. This will give you an opportunity to complete the appraisal and also to raise any questions which you may have.

With kind regards, I am

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D

cc: Mr. Burke Riley
Mr. W. Muncaster
Mr. Thos. R. Cox
Dept. of Educational & Medical Work

May 14, 1957

Re: Haines, Alaska

Mr. Felix J. Toner, Consulting Engineer
Box 2534
Juneau, Alaska

Dear Mr. Toner:

Thank you for your letter of May 11, 1957. Upon receipt of same I consulted with Mr. Thomas R. Cox, a member of the Board of National Missions and Chairman of the Real Estate Committee, who you will recall was with me when we first talked with you regarding an appraisal of our property at Haines. Mr. Cox has authorized me to order an appraisal from you at a cost not to exceed the sum of \$600. We wish to have the lots as surveyed by Mr. W. Muncaster individually priced, also the six acres which the Presbyterian church would like to reserve. The appraisal is to indicate your idea of current market value.

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With kind regards, I am

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D

cc: Mr. Burke Riley

Mr. W. Muncaster

Mr. Thos. R. Cox

Dept. of Educational & Medical Work

7/30
Bill 525
ried
Chapman
family
Property

Ed. Med
15 (K)
May 14, 1957

Re: Haines, Alaska

Mr. Gene E. Sneed
Star Route "B" Box 3451-E
Spenard, Alaska

Dear Mr. Sneed:

Miss Katharine E. Gladfelter, head of our Department of Educational & Medical Work, has requested that I answer your letter of April 26, 1957 expressing your interest in a portion of our Mission tract heretofore utilized by the City of Haines as a municipal garbage dump.

I am not prepared to make any commitment with you at the present time as we have not as yet placed our Haines property on the market. I expect to be in Haines on the 15th of August of this year and will be happy to discuss the matter with you then should you be available.

Sincerely yours,

L.H.T.
Lucien H. Tribus
Legal Counsel

LHT:D

cc: Dept. of Educational & Medical Work ✓

145
143
144
July 1, 1957

RE: HAINES, ALASKA

Durke Riley, Esq.
Haines
Alaska

Dear Mr. Riley:

I have made reservations and expect to arrive in Juneau, Alaska on the 14th of August next and in Haines on the 15th of August. I am going expressly for the purpose of completing final arrangements for the marketing of certain of the Board properties. During my visit I would like -

- a. To have zoning regulations approved and passed by the Haines Common Council;
- b. Arrange for the filing of Mr. Muncaster's survey;
- c. Go over the appraisal evaluations for present market value in accordance with the report now being prepared by Mr. Felix J. Toner.

I am writing now just to be sure that you and Mr. Muncaster are going to be available.

Sincerely yours,

L. H. T.
Lucien H. Tribus
Legal Counsel

LHT:f

cc: Mr. W. Muncaster
Mr. Thos. E. Cox
Miss Katherine E. Glasfelter ✓

115
July 1, 1957

RE: HAINES, ALASKA

Mr. W. Muncaster -- Surveyor
Box 13
Haines, Alaska

Dear Mr. Muncaster:

I am enclosing copy of a letter dated July 1, 1957 which I have just written to Mr. Burke Riley. I am looking forward with a great deal of pleasure to seeing you again. I think during this next visit we will be able to get everything completed.

With kind personal regards, I am

Sincerely yours,

L. H. T.
Lucien H. Tribus
Legal Counsel

LHT:11
Enc.

cc: Mr. Thos. E. Cox
Miss Katharine E. Gladfelter ✓

P. 11
H. K.

④ 3

July 3, 1957

The Reverend Oliver Marson
Box 1779
Juneau, Alaska

My dear Mr. Marson:

Mr. Rosevear, who is temporarily in charge of Haines House, has sent us a copy of his letter to you of June 26.

He has not, however, supplied a copy of your letter, so if you will write us directly we will be glad to try to answer any questions.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

KEC:md

June 26, 1957

Rev. Oliver Marson
Box 1779
Juneau, Alaska

Dear Rev. Marson:

In checking our files to find out about the Phillips property, I find that most of the correspondence for purchases of the Presbyterian National Missions property in Haines has been with

Miss Katharine E. Gladfelter
Board of National Missions
156 Fifth Avenue
New York 10, New York

I am sure that Miss Gladfelter will be able to give you more definite word concerning this property.

It was nice to meet you and to know of the proposed Baptist Church here in Haines.

Very sincerely,



Edward W. Rosevear, Executive

EW:bjm

cc: Miss Gladfelter

BURKE RILEY
Attorney at Law
HAINES, ALASKA

130 Forest Home Rd.
Ithaca, N. Y.
July 11, 1957

Mr. Lucien H. Tribus, Counsel
Board of National Missions of
The Presbyterian Church in
The United States of America
156 Fifth Avenue
New York 10, N. Y.

Dear Mr. Tribus:

Your letter of the 1st reached me here. While my own schedule is less certain than yours, I am reasonably sure I will not be in Haines by mid-August.

Notwithstanding absence, if it is the Common Council's wish, I shall be pleased to examine draft ordinance prior to its submission to the Council. If it is your wish, I would also arrange for the filing of survey.

Perhaps anticipating your question, I cannot definitely state when I will be back. I am presently on an engagement here which has taken me to Alaska once in recent weeks and doubtless will again. Yet scheduling is difficult to foresee.

Should you wish that I assist with the transfer of properties under these circumstances, I will be glad to do so and to that end would set up arrangements with the United States Commissioner whereby my preparation of instruments would accomplish necessary control. In that event I would wish general instruction from you as to terms of sale and payment.

If the Board maintains a bank account in Juneau, casual exchange transactions would be eliminated thereby and fiscal control assured. An informal escrow arrangement could be set up with Mr. Hevel, or with Thomas R. Quinlan, whereby notification from the bank would precede delivery of deed (notification of check's clearing). If this course were followed, I would suggest that you leave with the Postmaster, Mrs. Retha Young, a documentary stamp fund when you are in Haines. I would then advise the Commissioner to accept no deeds for filing and recording without stamps affixed. He would compute the amount for the buyer and send him across the street to the Post Office where stamps would be provided and your account debitted in that amount.

If I should be in New York before your departure I will call.

Sincerely yours,

s/ BURKE RILEY

Miss Dosselt
1/5

(X)

July 16, 1957

RE: HAITTS, ALASKA

Property

Burke Riley, Esq.
Attorney at Law
130 Forest Home Road
Ithaca, New York

Dear Mr. Riley:

Your letter of July 11, 1957 is acknowledged.

I am a graduate of Cornell University and was pleased to know that you are living on Forest Home Road. If it is not convenient for you to come down to New York, I might possibly drive up to Ithaca and have a talk with you at some length about the Haines situation. The Board has some property interest in Syracuse and also Fulton and I was planning a trip in the near future.

Please let me hear from you.

Sincerely yours,

Lucien E. Tribus
Legal Counsel

LHT:DJ

②
Mr. Lucien Tribus
Katharine B. Gladfelter
Haines House Property

1-15
H K
July 19, 1957

I am referring to you the attached letter of July 1 from
Gene E. Sneed, who is interested in purchasing some of the
Haines House property and who has raised a couple of
questions I cannot answer.

Note that it looks as though the city has not yet cleared
up the garbage dump.

KMG:md
Att.

Mr. Glaspey
KS

(F)

100
8.10

July 23, 1957

RE: HADESS, ALASKA

Mr. Felix J. Toner, Consulting Engineer
Box 2534
Juneau, Alaska

Dear Mr. Toner:

Since the time is approaching for my proposed visit to Alaska, I am anxious to learn the results of your appraisal which was ordered from you on the 14th of May, 1957. I have not had a reply from you. Enclosed is a copy of this letter. Please give this your immediate attention.

Sincerely yours,

Lucien F. Tribus
Legal Counsel

E.
Dept. of Educational & Medical Work

Sincerely yours,

Lucien N. Tribus
Legal Counsel

July 23, 1957

Re: Haines, Alaska

Mr. Gene E. Sneed
Spenard
Alaska — Star Route "B" Box 3451-E

Dear Mr. Sneed:

Miss Katharine E. Gladfelter and I expect to be in Haines on the 14th or 15th of next month, at which time I will look forward with pleasure to conferring with Mr. Ernest Lindquist, to whom you have given power of attorney.

Sincerely yours,

Lucien N. Tribus
Legal Counsel

LNT:P
cc: Miss Katharine E. Gladfelter ✓

Miss Gladfelter
PS
H

Mr. Toner
100
44

July 29, 1957

RE: MAINES, ALASKA

Mr. Felix J. Toner, Registered Engineer
Box 2534
Juneau, Alaska

Dear Mr. Toner:

This will acknowledge receipt of your letter of July 23, 1957 enclosing in tabulated form the results of your appraisal, which is much appreciated.

As you know, I plan to leave foraines on the 9th of August and as I am going to travel by boat I expect to arrive in Juneau on the 14th of August. I will look forward to seeing you on this date and I trust you will be available. I expect to see Burke Riley in Ithaca before I go.

My plans are to file the survey and then to start offering portions of the property for sale, using your appraisal as a basis. Before making this final step, however, I want to consult with you about zoning regulations and then draw up a simple set of resolutions to be presented to theaines Council for action.

I enclose a check payable to your order in the amount of \$525.00 in accordance with your voucher of July 23, 1957.

Sincerely yours,

Lucien E. Tribus
Legal Counsel

LET
Enc.

cc: Mr. Thos. E. Cox
Miss Katharine V. Gladfelter ✓

AUG 13 1957

Miss Katherine E. Gladfelter
Board of National Missions
156 Fifth Avenue
New York 10, N.Y.

John Arnold, Jr. pastor
Haines Baptist Mission
general delivery
Haines, Alaska

August 8, 1957

Dear Miss Gladfelter;

The Home Mission Board of the Southern Baptist Convention, working through the local Baptist Student Union on campuses throughout the States, sends Student Summer workers to the mission field to serve in Churches and to establish new mission posts. It has been my privilege to come to Haines, Alaska as such a student worker, to begin the Haines Baptist Mission.

The Church, or mission, has property in Haines, but after evaluating the said property, our mission board decided the present location was not satisfactory due to drainage problems in winter. (We have one lot located on Fourth and View Streets here in Haines). We were urged to seek a better location in order to secure the maximum benefits from money invested by the Board.

Your Board of Missions has property for sale here in Haines. One, or two of those lots have particularly appealed to me. They are located on Main Street, just past the Alaska Communication System. I should like to put in a request for lots B5 and B7. (I believe that is the way they are listed on the stakes driven in the land.) The Home Mission Board of the Southern Baptist Convention is willing to pay your price for those lots. I believe, if this property can be secured, that it shall be the answer to many earnest prayers. Would you please prayerfully consider this request? If the present property is sold, could you inform me of other lots that you may have that would be available? Thank you for your consideration.

Sincerely yours

John Arnold, Jr.
John Arnold, Jr.

Prof.
H. H.

August 13, 1957

The Reverend John Arnold, Jr.
Haines Baptist Mission
General Delivery
Haines, Alaska

My dear Mr. Arnold:

Your letter of August 8 about the interest of the Haines Baptist Mission in purchasing property in Haines has come to the office during Miss Gladfelter's absence. In fact, when you receive this reply Miss Gladfelter and Mr. Tribus will be in Haines.

Will you, therefore, please get in touch with Mr. Tribus to make your wishes known? You will be able to reach him through Haines House.

Very sincerely yours,

Helen E. Irvine
Assistant Secretary, Department
of Educational and Medical Work

HEI:md
cc: Miss Gladfelter
Mr. Tribus

ALASKAN TRIP

August 10, 1957 - August 24, 1957

I arrived at Juneau on August 14, 1957 at 3:30 P.M.

I conferred immediately with Felix J. Toner, Registered Engineer, who had made an appraisal of all the properties described in the new survey of Board properties which I have made available for sale in the City of Haines as shown on Map of U. S. Survey 735, known as the Presbyterian Mission Reserve, dated Sept. 20, 1956 and prepared by William Muncaster. I was particularly interested in securing from Mr. Toner an appraisal of property not shown on the map consisting of approximately 3.97 acres, which I was interested in selling to Alton E. Nelson who represents a Standard Oil Tank Farm in Haines, Mr. Nelson having made an offer of some \$8,000.00 for the land. Knowing that Mr. Nelson had to have this property in order to expand his business, it was my plan to try and get him to pay a higher price. I conferred with Mr. Thos. R. Cox, Chairman of the Real Estate Committee, on this matter before leaving for Alaska. Mr. Toner advised me that if we could get \$12,000.00 for this property we would be very fortunate in view of the fact that Haines, at the present time, was not showing any signs of a boom. As a matter of fact, there are three or four men in town who are responsible for most of the business in Haines. I sold the property to Mr. Nelson, under written contract, for \$13,500.00.

I also talked to Mr. Toner about the possible sale of a 5 acre tract to Mr. Gene E. Sneed, now used by the City of Haines as a garbage dump, for a minimum price of \$800.00 per acre. Mr. Toner, in a letter dated Aug. 22, 1957 had the following to say with regard to the possible sale to Mr. Sneed and the sale to Mr. Nelson, which is actually being paid by Mr. Erik Oslund, Mr. Nelson being Mr. Oslund's nephew. In other words, it is my understanding that Mr. Oslund is supplying the money although the contract is in the name of the nephew and his wife.

"With respect to the Fraction being sold to Mr. Sneed, it has been used as a City Garbage Dump and requires grading, clearing and grubbing before it would be usable for any purpose other than that of a dump site. The price set by you for this tract, \$800.00 per acre, would represent a fair and reasonable market price for the tract.

In the case of the tract to be sold to Mr. Oslund, I believe it only fair to say that the price is quite in excess of the amount at which we would have appraised this tract. There exists no question but that the proximity of the area to his present tank farm site presents something of distant value to Mr. Oslund. This explains his reason for accepting the price set for this tract. I might comment further here to say that, in this instance, you really have a case of the land being particularly suited to one special use and the prospective user being in need of the land. If we had valued it we would have been forced to consider its worth in relation to many possible uses and our valuation would have been considerably lower than the price set."

After conferring with Mr. Toner, I made an appointment with Mr. Robert Beechever of Fairbairn, Banfield & Beechever at 9 o'clock the following morning, August 15th. Mr. Beechever and I discussed Chapter 115 of the laws of Alaska

as this chapter applies to filing plats. Mr. Boochever confirmed statements already made by Mr. Durke Riley, the Board's former representative at Haines, regarding the necessity of complying with this statute. It therefore became necessary for me, upon my arrival at Haines, to get the Mayor of Haines to call a meeting of the Haines City Council and to have the School District call a meeting of the Haines Independent School District for the purpose of appointing a Platting Board to represent the School District. The Haines City Council could itself sit as a Platting Board. Mr. Boochever stated that he was going to Haines on a camping trip and would be happy to sit in at the meetings provided I could get them called during his stay.

While in Juneau I also arranged with Mr. Boochever and Mr. Toner to look after the details involved in the printing and filing of the final plats. (More about these later in this report.)

On the morning of the 16th I drove to Haines in Mr. Boochever's car via Haines ferry. On arrival at Haines I immediately contacted Mr. Thos. Quinlan, a former member of the Haines City Council and a friend of the Board's, who took it upon himself to organize, not only the meeting of the Haines City Council, but also that of the Independent School District. The meeting was called for 7:30 P.M. August 19, 1957. After being notified that arrangements for the meeting were completed, I then conferred with Miss Gladfelter and Mr. Muncester at considerable length with regard to final procedure and final tracing of the plat to be presented before the two Platting Boards at the meeting.

We met again with Mr. Muncester on Saturday Aug. 17th and Sunday, Aug. 18th.

I also spent considerable time discussing the Boat Harbor situation, conferring with Mr. Carl Heinmuller of Pt. Chilkoot, with John Thompson, Mayor of Haines, with Mr. Searcey of the Haines City Council, with Mr. Thos. Quinlan and Mr. John Schnabel. Funds have been approved for the construction of the Boat Harbor and construction will begin in the immediate future. At this point I would like to say that there seems to be no more antagonism to the Board.

The two Platting Boards were constituted as such on Monday evening, August 19th and after considerable discussion, and upon testimony of Mr. William Muncester, the plat was unanimously adopted and the original authentications executed by the two Boards on the tracing. It now becomes necessary for the Board of National Missions to execute an affidavit of ownership and to execute and deliver a Dedication Deed, dedicating the streets to the general public. Signed copies of the authentication by the Platting Boards are in the deed envelope of our Board. It will be necessary for the Board to pass a resolution authorizing the execution of the plat and execution of the dedication deed. I prepared all the resolutions adopted by the local Platting Boards prior to the meeting, presenting them in draft form to Judge Fred Neval who is the U. S. District Recording Commissioner. Judge Neval approved the drafts which I had typewritten at Haines House and they were authenticated at the meeting. Executed copies of the resolutions were left with the Haines City Council and with Mr. Carl W. Heinmuller, Chairman of the Haines Independent School District. Mr. Heinmuller is a deacon of the Presbyterian Church and was of great assistance throughout the entire procedure, as were Mr. Bennett, Mr. John Thompson, the Mayor of Haines, and Thos. Quinlan.

Also, on Monday, August. 19th, conditioned upon approval by the Board, I drew a written contract between the Board and Alton E. Nelson and Minnie J. Nelson, husband and wife, for the sale of 3.97 acres, all in U.S. Survey 735, at a purchase price of \$13,500.00. The contract was dictated by myself at Haines House, signed by the Nelsons and sent to New York with a check on the First National Bank of Juneau in the amount of \$3500.00. I might add here that Mr. Erik Osland and his nephew, Alton E. Nelson, are very responsible business men. They operate the Ford Agency, a large general store and the Standard Oil Tank Farm at Haines. They need this property in order to expand the tank farm. The contract was approved by Mr. Thos. R. Cox, Chairman of the Board's Real Estate Committee.

I would like to add at this time that Miss Gladfelter of the Unit of Educational & Medical Work and I conferred on all matters referred to in this report and I have her approval as well as that of Wm. Willey, new executive of Haines House, and the minister. The minister, I might add, was overjoyed with the large parcel of land set forth for use of the Church. While it is doubtful that the Church will ever grow to a point where it will become necessary to use four or five acres of land for new buildings, parking, etc., at least the property reserved will not be on the tax rolls and the local congregation will have something to strive for. Our minister, Dr. Hartman and his wife, both appear to be doing a good job and are well thought of in the town. I base this on my own personal opinion after a number of inquiries of Haines citizens of various faiths. Unfortunately for the growth of our Church, Haines is over-churched. There is a Pentacostal Church directly across the street, a beautiful new Assembly of God Church about a block and a half away, a Catholic Church and there will shortly be a Baptist Church. As a matter of fact I was approached by the Baptists who wish to purchase a tract of land from the Board. However, our minister was most anxious that we do not enter into a contract with them. In my opinion, whether we sell them or someone else sells them, makes no difference. However, I bowed to the wishes of our pastor and Miss Gladfelter and advised the Baptist group that we could not sell to them unless the sale were approved by the County Council for Southeastern Alaska. The Baptists were represented by Tom Helmes and Rory Stufflebean.

The following persons are interested in purchasing our property at Haines and ^{indicated} unless otherwise their offers are recommended by me for immediate acceptance. I have placed after each name the appraised value of the tract in question as fixed by Felix J. Toner, professional appraiser:

JOHN SCHNABEL - Lots 7, 8, 9, 10, 11 and 12 in Block B - \$6,500.00.

Mr. Schnabel already has a lease, with option to buy at the appraised value, for Lots 10, 11 and 12. He was orally advised by Mr. Cox and myself, during our visit in June 1956, that he could buy the other three lots at appraised value, subject to Board approval. Mr. Schnabel has probably done more to promote the City of Haines and develop a payroll there than any other citizen. He is extremely well thought of by the National Bank of Juneau. In a letter dated Aug. 22, 1957, addressed to Mr. Thos. R. Cox and signed by W. T. Kegley, Executive Vice President, the bank has this to say about Mr. John Schnabel:

"At the request of Mr. Lucien E. Tribus this letter regarding Mr. John Schnabel of Haines, Alaska is being written.

Mr. Schnabel has been a valued customer of this bank for the past ten years. All our business dealings with him have been excellent in every regard and we have found him to be, at all times, of the highest character.

This bank feels that Mr. Schnabel has personally been responsible for the post war growth of the City of Haines and consider him to be one of the outstanding business men in South Eastern Alaska."

DON DOUGLAS, operator of the Haines Garage. Mr. Douglas is interested in purchasing Lot 7, Block 2 on the plat and will pay the appraised value of \$450.00. This lot requires clearing and grubbing.

CARL HEINMULLER is interested in buying a small triangle and part of beach front on Pt. Chilkoot side of Board property to straighten out Pt. Chilkoot line. However, this tract should not be sold until the Board has decided definitely what is going to be done about Haines School. I advised Mr. Heinmuller, with the approval of Miss Gladfelter, that we were not interested in making a sale at this time.

TOM HELMS and BORY STUFFLEBEAN will pay full appraised value for a lot on Main Street for a new Baptist Church. Our Presbyterian minister, as said before, does not want the sale made.

KENNETH L. SEARCY - Mr. Searcy is a steamfitter and plumber and wishes to enter into a long term lease for a strip of beach property approximately 50 x 100 next to the breakwater, surrounding the small boat harbor. Mr. Searcy will put up an attractive display room and marina. He has the agency for several outboard motors and small boats. He will pay a reasonable rental plus taxes and insurance. Mr. Searcy is not strong financially and in my opinion such a lease would be questionable.

CLARENCE L. LYONS - Mr. Lyons is a taxi cab operator and to the best of my knowledge he owns and operates two cabs in Haines. He is also interested in Young People's Work and is the organizer of what is know as Haines Athletic Association. He has two other men associated with him, Mr. Wm. Sparks and Mr. Leo Aldecker. My inquiry concerning Mr. Lyons resulted in quite a diversification of information. Mr. Carl Heinmuller stated in no uncertain terms that Mr. Lyons was not a desirable citizen. Two members of our Church advised me that Mr. Lyons had operated a gambling establishment and he was also rumored to have operated a house of ill repute. Everyone I spoke to stated he had no money at all and neither did the Haines Athletic Association but he did have a faculty for getting things done that he started. The minister of our Church thinks highly of Mr. Lyons. Mr. Lyons wishes to raise the sum of \$20,000.00 to purchase 25 acres of land along the Alcan Highway Cut-off on the Pt. Chilkoot side of the Board's property. Mr. Lyons stated quite frankly that he was not friendly towards the Board of National Missions and thought all our property should be taxed. I doubt very much if Mr. Lyons will be able to raise \$20,000.00 or even \$10,000.00 and I see no immediate prospect of a sale to the Haines Athletic Association. However, when, as and if the money is raised, the Board will have to give careful consideration to such a request as Mr. Lyons will stir up a considerable amount of trouble if his group is turned down once they have the funds.

ROSS HEWELL, U. S. Commissioner and Recorder - There is a possibility of the Territory of Alaska acquiring a new site for a new Hall of Records in Haines.

FIRST NATIONAL BANK OF JUNEAU - This bank is considering opening a branch at Haines but if they do so, will probably erect the branch on one of Mr. Schnabel's tracts.

MR. GLEN E. SNEED - Approximately 5 acres of ground now occupied illegally by the City of Haines and used as a garbage dump - at a price of \$300.00 per acre or a total price of \$4,000.00. I had this tract of land which Mr. Sneed wishes, surveyed by Mr. Muncester before leaving and then had it appraised by Felix Toner. Mr. Toner felt that \$800.00 per acre represents a fair market price for this land. In my opinion the sale to Mr. Sneed, who intends to build a motel would solve our problem of evicting the City of Haines from the garbage dump, if we can do it. Mr. Sneed knows the property is being used by the City and will assume the responsibility for stopping its use and also for clearing up the land, which will cost considerable.

ELI PHILLIPS - Eli Phillips is an Indian, a graduate of Sheldon Jackson School. His wife is reputed to be an Indian Witch Doctor. Mr. Phillips, his wife, and their 8 children occupy the house which they own, situated in Block 2, Lot 2. Mr. Phillips and his family have occupied the house for over 40 years. They lease the land from the Board at \$1.00 per year. Mr. Phillips has been a most undesirable tenant. The house has no water or sewer, nor is there an out house so he and his family do not live on a very high sanitation plans. Their yard was so encumbered with filth that the City of Haines sent a scoop and truck in finally and cleared the place up. Mr. Phillips has resisted all efforts on the part of the Board to move, stating in fact that the land on which his house rests was Indian land and given the Board for the use of the Indians. Any forceful effort on the part of the Board to legally remove him would result in a great deal of ill-will directed towards the Board by the powerful Klingle Tribe. After a conference with Miss Gladfelter and Mr. Wiley and after several visits with Eli Phillips with officials of the Haines City Council and the pastor of our local Presbyterian Church, we recommend that the Board sell the land to Mr. Phillips at a price of \$675.00 cash. Mr. Phillips told me that he would gladly pay this to the Board if I would give him a little time to raise the money. This sale would completely solve the Board's Indian trouble. The responsibility for keeping the ground clean would then be between Eli Phillips and the City of Haines. Accordingly, I advised Mr. Phillips that upon approval of the officers of the Board and upon filing of the plat, we would give him a deed, conditioned upon his agreeing to put in a sewer and water system. He has to agree to this because the City of Haines is insisting on it and so is the Independent School District. I talked about this solution of the problem with Mr. Carl Heimmuller and he concurred that it was a very wise thing to do. Accordingly, this sale is heartily recommended.

The following transactions should be completed immediately upon filing of the plat:

John Schnabel	\$6,500.00
Eli Phillips	675.00
Glen E. Sneed	4,000.00
(This sale can be effected without the necessity of filing the plat)	
Total	\$11,175.00

If this report is accepted and approved, I will proceed immediately to negotiate for the closing of the foregoing transactions.

528456
1910-10-27

I returned to Juneau on August 21st and met again with Felix Toner and Robert Boochever and arranged with them for final details in connection with filing of the plat and of the dedication deed.

I also arranged, prior to leaving Haines, for the Board to be represented in Haines by Mrs. Frank Young, a member of our Church, who operates the Young Real Estate Agency. Mrs. Young is a woman of excellent local reputation and will be happy to try to dispose of the Board's property at a brokerage commission of 5%, which is one-half of that usually paid for the sale of vacant land. She has her own office there in a new building constructed by Mr. Schnabel, and she impressed me most favorably. I asked her to send me her opinion of the value of the lots as surveyed. She does not know the contents of Felix J. Toner's appraisal of each lot so that her opinion should prove of great value to the office of the Board's Legal Counsel.

Lucian W. Tullis

60

Mr. Glasgow
1/5
9/20/57
September 17, 1957

RE: HAINES, ALASKA

Burke Riley, Esq.
Attorney at Law
130 Forest Home
Ithaca, New York

Dear Burke:

I take pleasure in enclosing a check to your order in the amount of \$127.80 for professional services with regard to our property at Haines.

Nearly everyone I spoke to at Haines asked when you are returning and all of them seemed anxious to have you back. I had the pleasure of renewing old acquaintances and was particularly warmly welcomed by brother Quinlan and by John Schnabel. Incidentally, Mr. Schnabel told me that you had a stake in the Gateway Hotel, which should in time prove a profitable investment.

I did come away with a signed contract with the Oslunds and have about \$17,000 worth of property sales that I could make as soon as the plat has been authenticated by the Board. Thomas Quinlan was exceedingly helpful in organizing the Platting Board for the Council and Carl Heinmuller was similarly of great assistance in calling together and constituting a Platting Board for the Independent School District. Indeed, the whole attitude of the Council at Haines was one of friendly cooperation. This is due in a large measure to your own warm friendship which both Mr. Cox and I greatly appreciate.

I expect to be in Ithaca some time in the fall for the purpose of watching my team play and will let you know in advance when I plan to come. It is quite possible that Mr. Cox may come with me. If so we will both want to have dinner with you at the Dutch Kitchen or some other familiar place.

With kind regards, I am

Sincerely yours,

L.H.T.
Lucien H. Tribus
Legal Counsel

LHT:D

Enc.

cc: Mr. Thos. H. Cox
Ed. & Med. ✓

Miss H. J. J. J. J.
No answer
for

Plus
HH

September 20, 1957

RE: HAINES, ALASKA

Mr. Felix J. Toner
Box 2534
Juneau, Alaska

Dear Mr. Toner:

Enclosed please find our check in the amount
of \$37.53 in payment of your bill dated September 1,
1957 for additional services on Appraisal and Subdivision
of the Board's property at Haines, Alaska.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LMT:D
Enc.
cc: Dept. of Educational & Medical Work ✓

For ^{Hynes}~~Ward~~ Prop.
J. J. J.

Miss Helen Davine
No answer
10 *4/10* *105*

paid
H H

September 20, 1957

RE: HAINES, ALASKA

Faulkner, Benfield & Boochever
P.O. Box 1121
Juneau, Alaska

Gentlemen:

Enclosed please find the Board's check in
the amount of \$50.00 to cover your bill of September
3, 1957 for services rendered in connection with
our Haines, Alaska property.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

D.
Enc.
cc: Dept. of Educational & Medical Work ✓

100
144

Mr. Lucien H. Tribus
Katharine E. Gladfelter
Report on Alaskan Trip

September 24, 1957

7

Congratulations on that good, clearcut report on your trip to Alaska last month!

It is probably unnecessary to say O. K., but since you referred at the bottom of page five to the acceptance and approval of the report, I am writing to say that I hope the three transactions listed can be approved. Actually, we discussed those relative to Mr. Sneed and Mr. Eli Phillips while I was at Haines so that involving Mr. Schnabel is the only one on which I have not previously said "yes".

KEG:md

SEP 30 1957

Prop
A.H.

Mr. Hargrave
1957
H

(2)

September 28, 1957

RE: HAINES, ALASKA

Robert Boochever, Esq.
Faulkner, Banfield & Boochever
P.O.Box 1121
Juneau, Alaska

Dear Mr. Boochever:

This is to advise you that the Board of National Missions at its meeting held September 26, 1957 duly authorized the execution of the Dedication Deed of the streets shown on Presbyterian Mission Plat, Subdivision of a Fraction of U.S. Survey No. 735, Scale 1" = 100', dated August 19-1957, W. Muncaster, Registered Surveyor, Haines, Alaska, and also authorized the execution of the Certificate of Ownership and Dedication on the plat.

I am sending you by insured mail the original tracing, which has been duly executed by H. W. Morse as Vice President of the Board, and D. Allan Locke, as Treasurer of the Board. A copy of the plat, which I have also had executed by the aforesaid officers, is enclosed herein with the Dedication Deed, both of which are to be filed by you in the office of Judge Hevel in Haines, Alaska, together with the other papers which he is holding pending receipt of the documents mentioned herein. Please let me have word from you as soon as this matter has been taken care of so that we can then commence to negotiate the several sales which are simply awaiting this action. We expect to handle the closing of most of the sales transactions through your office, as you know.

Before filing, I would appreciate it if you would check the Dedication Deed to be sure that it is O.K. in every respect.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

LHT:D
cc: Ed. & Med. ✓

P.S. I assume that this original tracing will be exhibited to Judge Hevel and a transparency of same filed with him and then that the original tracing will be returned to my office by insured mail. I believe this was the understanding when I left. Unless it is deemed inadvisable, I would rather keep the original tracing here in my office.

October 21, 1957

RE: HAINES, ALASKA

Faulkner, Banfield & Boochever
Box 1121
Juneau, Alaska

Gentlemen:

Attached please find our check No.B-6404 in the amount of \$18.85 in payment of your bill dated October 2, 1957 for services rendered.

We have taken the liberty of changing the total at which you arrived from \$28.85 to \$18.85 as apparently a mistake was made in addition. You stated: Services \$4.00 and Expenses \$14.85, which of course total \$18.85.

Sincerely yours,

Lucien H. Tribus
Legal Counsel

D. [illegible]
Enc.
cc: Department of Educational & Medical Work

Miss Gladfelter
165

P. 107
HH

October 22, 1957

RE: HAINES, ALASKA

Honorable Ross Hevel
United States Commissioner
Haines, Alaska

Dear Judge Hevel:

I have just had a line from Bob Boochever stating that the dedication deed and survey of the Presbyterian Mission plats, Subdivision of fraction of T.S. Survey No. 735, has been filed in your office. I presume therefore that I can now proceed to effect sales from the plat.

I enjoyed very much the privilege of meeting with you and talking with you during my last summer's visit to Haines. I expect to be back in Haines in June, 1958, and hope to renew our acquaintance at that time.

Sincerely yours,

LWT
Lucien H. Tribus
Legal Counsel

LHT:D
cc: Miss Katharine E. Gladfelter ✓

Miss Gladfelter
H 105

1002
at H

October 22, 1957

RE: HAINES, ALASKA

Robert Boochever, Esq.
Faulkner, Banfield & Boochever
P.O.Box 1121
Juneau, Alaska

Dear Bob:

Thank you very much for sending me a copy of your letter of October 8, 1957 to Judge Hevel.

Will you please advise me if I can now proceed to sell the plots from the recorded survey. I have several sales that I could probably make just as soon as the way is made clear to proceed. Therefore, an early reply will be appreciated.

With kind regards, I am

Sincerely yours,

L. H. T.

Lucien H. Tribus
Legal Counsel

LHT:D
cc: Miss Katharine E. Gladfelter ✓

14

Mr. William D. Wiley

10/22/57

October 22, 1957

Katherine E. Gladfelter

Haines House

Minutes of the Meeting of the
Executive Committee of the
Board - September 26, 1957

I am enclosing for your information excerpts from the minutes
of the meeting of the Executive Committee of the Board on
September 26 covering:

1. The sale of 3.97 acres to Mr. Nelson.
2. The dedication deed to the town of Haines
covering right of ways for streets.

KEO:cmh

cc: Mr. Claworth

11-7
11-9

Mr. Ernest Lindquist
Haines
Alaska

November 6, 1957

RE: HAINES, ALASKA

Mr. Ernest Lindquist
Haines
Alaska

Dear Mr. Lindquist:

I recall with great pleasure my conversation with you and your wife just before I left Haines. I am now in a position to advise you and I am willing to recommend to the Board the sale of the 4.34 acre tract formerly used by the City of Haines as a garbage dump to Gene E. Sneed at a total price of \$4,000. The property to be included in the sale has been described by Mr. W. Muncaster as follows:

A tract of land situated on the west side of U.S. Survey No. 735 and lying south of and adjacent to the south R/W line of the Haines Cut-off Highway. More fully described as follows to-wit:
Beginning at corner No. 4 of U.S. Survey No. 735
Thence South 9°12'50" West on a line to corner No. 3 of said Survey 877.82 feet distance
Thence South 77°44'30" East 30.04 feet distance to the true point of beginning. Said point is South 137.47 feet distance and West 4690.70 feet distance from U.S. L.M. No. 573
Thence South 77°44'30" East 449.96 feet distance
Thence North 12°15'30" East 401.09 feet distance to the R/W line of said Haines Cut-off Highway
Thence along said R/W line North 77°44'30" West 123.18 feet distance
Thence along said R/W line on a curve to the North with a radius of 1970.08 feet through 10°13'35" of angle, arc of 351.63 feet distance to a point 30 feet east of a line between Corner 3 and 4 of said Survey No. 735
Thence South 9°12'50" West parallel to line between Corner 3 and Corner 4 above mentioned 432.98 feet distance to the true point of beginning above mentioned.
Containing 4.34 acres all in U.S. Survey No. 735.

I would want to have this description verified by Mr. Muncaster before entering into a formal contract. I wish that you would let me know at your earliest convenience whether your client, Mr. Gene E. Sneed, is still interested in the purchase of the above property for the reason that we have other parties that may be.

Sincerely yours,

Lucien E. Tribus
Legal Counsel

LHT:D

105
R
H
Nov 7 1957

RE: HAINES, ALASKA

Mr. Don Douglas
Haines Garage
Haines, Alaska

Dear Mr. Douglas:

We are now in a position to start the sale of lots as indicated on Presbyterian Mission Plat, Subdivision of a Fraction of U.S. Survey No. 735, prepared by W. Mancaster August 19, 1957 and now on file in the office of Judge Hevel. We are willing to sell you Lot 7 in Block 2 as indicated on said plat for the sum of \$500.00 cash.

An immediate reply will be appreciated if you are still interested in this purchase.

Sincerely yours,

LRT
Lucien R. Tribus
Legal Counsel

LRT:D

cc: Mr. Thos. R. Cox
Ed. * Med. ✓

to Mr. H. H. H.
Juneau

12/1
HN

Q
W

November 13, 1957

RE: HAINES, ALASKA

Faulkner, Banfield & Boochever
P.O.Box 1121
Juneau, Alaska

Gentlemen:

Enclosed please find the Board's check
No. 60835 in the amount of \$13.78 in payment of your
bill dated November 4, 1957.

Very truly yours,

Lucien H. Tribus
Legal Counsel

11/22

Chief Haines
S.S. Property
(S)

D.
Enc.
cc: Ed. & Med.

Noted
all

DEPARTMENTAL CORRESPONDENCE
Department of Educational and Medical Work
Board of National Missions

DEC 9 1957

TO: Miss Katharine E. Gladfelter

DATE: December 2, 1957

FROM: William D. Wiley

STATION: Haines House, Haines, Alaska

SUBJECT: Permission to cut wood on
mission property.

per Mr. Russell Lapham came down to see me last Friday asking if he could cut some ~~old~~ wood from the mission property. I went out with him to look at the area. It was south of the present dump, and primarily alder with some birch. He was anxious to start cutting right away, so I gave permission for this until we had a reply from your office. In all, he would probably not cut more than a quarter acre area. It would be my recommendation to allow this for two main reasons. First, our land is worth more cleared than with timber on it. Second, Mr. Lapham came and made a proper request, whereas others in the past have just gone out and cut wood, and said nothing about it. I also suggested he might cut some wood from the area we would like to clear next summer for farming, and he thought he could perhaps use some of that wood. This also would be a help to us.

WDW:ec
CC: Russell Lapham

William D. Wiley

DEC 4 1957

This is great

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R

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December 3, 1957

RE: HAINES, ALASKA

Mr. Ernest Lindquist
Haines - P.O.Box #2
Alaska

Dear Mr. Lindquist:

Thank you for your nice letter of November 22, 1957. I am glad that you referred the description to Mr. Muncaster for verification. I am always very careful to do that and I particularly wanted to do so in this case because the tract does not appear on the filed tract so that any deed that is drawn will have to be drawn based on a metes and bounds survey by Bill Muncaster.

I shall await word from Mr. Sneed and will be glad to have him make a concrete offer if in his opinion the price is too high, although this price is based on the appraised value of the tract by a competent appraiser. However, he can always make a definite offer but I would like to hear one way or the other so that we know what to do.

With kind personal regards to yourself and Mrs. Lindquist,
I am

Sincerely yours,

L.H.T.

Lucien H. Tribus
Legal Counsel

LHT:D
cc: Ed. & Med. ✓

LEGAL COUNSEL--Mr. Lucien H. Tribus
Katharine E. Gladfelter
Haines House, Haines, Alaska--Cutting of Timber
on the Mission Property

December 12, 1957

The following message about the cutting of timber on the mission property at Haines House has just been received from Mr. Wiley:

"Mr. Russell Lapham came down to see me last Friday asking if he could cut some pole wood from the mission property. I went out with him to look at the area. It was south of the present dump, and primarily alder with some birch. He was anxious to start cutting right away, so I gave permission for this until we had a reply from your office. In all, he would probably not cut more than a quarter acre area. It would be my recommendation to allow this for two main reasons. First, our land is worth more cleared than with timber on it. Second, Mr. Lapham came and made a proper request, whereas others in the past have just gone out and cut wood, and said nothing about it. I also suggested he might cut some wood from the area we would like to clear next summer for farming, and he thought he could perhaps use some of that wood. This also would be a help to us."

Since Mr. Wiley is evidently glad to have some of the area cleared, do you think that any precautions need be taken other than those mentioned in the quotation?

KEG:md

DEC 18 1957

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Miss Katharine E. Gladfelter
FROM Mr. Lucien H. Tribus
RE: Haines House, Haines, Alaska
(Cutting of Timber on the Mission Property)

DATE December 17, 1957

I have considered your memorandum of December 12, 1957 with regard to the removal of timber from our Haines property by Mr. Russell Lapham. [In my judgment we should secure a letter from Mr. Lapham stating the duration of his cutting activities and agreeing to hold the Board harmless and free from any liability of any nature whatsoever arising out of his timber cutting operations. I attach a suggested letter which he can sign, sending the original to ~~my office~~, giving a copy to Mr. Wiley. *the Board*

I think Mr. Lapham is probably cutting these poles for mining purposes. If so I think it would be well to look into the question of value. I agree that it is helpful to the Board to have some of the Haines property cleared.]

Lucien

Lucien H. Tribus
Legal Counsel

LHT:D
Attach.

Mr. William Wiley

11/6
December 23, 1957

Katharine E. Gladfelter

Haines House

Cutting of Timber on the
Mission Property

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We consulted Mr. Tribus about your recent letter relative to the permission given Mr. Lapham to cut timber on some of the Haines House property and Mr. Tribus has now replied as follows:

"...In my judgment we should secure a letter from Mr. Lapham stating the duration of his cutting activities and agreeing to hold the Board harmless and free from any liability of any nature whatsoever arising out of his timber cutting operations. I attach a suggested letter which he can sign, sending the original to the Board, giving a copy to Mr. Wiley.

"I think Mr. Lapham is probably cutting these poles for mining purposes. If so I think it would be well to look into the question of value. I agree that it is helpful to the Board to have some of the Haines property cleared."

Will you now please have Mr. Lapham sign both copies of the enclosed letter, and then return the original to us with a copy to be placed in your own files?

Can you supply an answer to the question of the value of the timber being cut by Mr. Lapham which Mr. Tribus has raised?

KEG:md
Encls.